

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 6 DECEMBER 2017

**COUNCIL CHAMBER, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE
CRESCENT, LONDON, E14 2BG**

Members Present:

Councillor Marc Francis (Chair)
Councillor John Pierce
Councillor Suluk Ahmed
Councillor Gulam Kibria Choudhury
Councillor Chris Chapman
Councillor Sabina Akhtar
Councillor Ayas Miah (Substitute for Councillor Helal Uddin)

Other Councillors Present:

None

Apologies:

Councillor Helal Uddin

Officers Present:

Jerry Bell	(Area Planning Manager (East), Planning Services, Place)
Julian Buckle	(Planning Officer, Place)
Jane Jin	(Team Leader, Planning Services, Place)
Kevin Chadd	(Legal Services, Governance)
Zoe Folley	(Committee Officer, Governance)

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No interests were declared

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 6 December 2017 be agreed as a correct record and signed by the Chair.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee **RESOLVED** that:

- 1) In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes is delegated to the Corporate Director, Place along the broad lines indicated at the meeting; and
- 2) In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate Director, Place is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision
- 3) To note the procedure for hearing objections at meetings of the Development Committee and the meeting guidance.

4. DEFERRED ITEMS

5. PLANNING APPLICATIONS FOR DECISION

5.1 431 Roman Road, London E3 5LX (PA/17/01527)

Jerry Bell (Applications Team Leader) introduced the application for the conversion of kitchen, bathrooms, and storage space for restaurant on the first floor (Use Class A3) to two self-contained residential flats (Use Class C3) consisting of 2x 1 person studios measuring 37sqm and 39sqm with associated internal and external changes to ground and first floors.

The Chair invited the registered speaker to address the meeting.

Faruk Ahmed addressed the meeting in support of the application. He considered that the proposal would provide much needed housing in the borough and contribute towards it's housing target. The applicant had provided amended plans to address the concerns with the application. The proposal would be of a high quality design and the future occupants would have a good standard of amenity. The proposals would be in line with other properties in the street that had residential units at the upper floors. It would also enhance the appearance of the existing building benefiting the Conservation Area and would include cycle parking and waste storage. In response to questions about waste collection and ventilation, he confirmed that the applicant had provided plans to demonstrate how such features would operate. He considered that there would be sufficient space within the development for the waste storage area and the properties would have adequate ventilation. In response to questions about the design of the apartments and their single aspect nature, he reported that the plans had

been amended to address the concerns. He explained that there would be two windows in the front of the development.

Julian Buckle (Planning Services) presented the report describing the site and the surrounding area and also the planning history. The Committee were advised that a similar application was refused permission earlier in the year. However a separate proposal was granted permission in 2017 for a revised shop front with all of the services on the ground floor. Consultation had been carried out and no objections had been received. One petition was received in support of the application.

The Committee were advised of the key features of the application including the proposed external changes relating to the residential entrance, the window arrangements and the external amenity space. The Committee were advised that in land use terms, the proposal could be considered acceptable as it would provide housing and would not affect the viability of the restaurant use.

Nevertheless, it was considered that the proposed design of the scheme was unacceptable in terms of the overall quality of residential accommodation created. The proposed units would have insufficient daylight and overly enclosed private amenity space and experience privacy issues and overlooking. The proposal would also adversely impact on the adjacent site at No 433 and cause an unacceptable increase in the level of overlooking.

The waste storage arrangements within a communal corridor and the cycle parking facilities were also considered to be unacceptable

Given the above issues, officers were recommending that the application was refused planning permission.

The Committee were also advised that that the draft London Plan was currently out for public consultation. The Committee were advised to place limited weight on this draft plan at this stage of the process.

In response to the presentation, the Committee asked questions about the quality of the accommodation, given that flat 1 would be dual aspect and south facing. It was reported that one of the windows to this flat would have obscure glazing and this would act as a constraint on access to daylight. Moreover, there were concerns about the overall design of this flat and the associated amenity issues. Flat 2 would be east facing and be single aspect so would suffer from a lack of access to daylight.

In response to questions about the privacy screen, it was noted that Officers had explored with the applicant the possibility of increasing the height of the screen. However it was found that this would create further problems by creating a sense of enclosure amongst other things. In response to further questions, Officers confirmed that it was required that any new development provide amenity space.

In response to further questions, the Committee discussed the outcome of the consultation, the size and coverage of the Driffield Road Conservation Area and the changes to the application.

On a vote of 2 in favour and 4 against the Officer recommendation to refuse the application the Committee did not agree the officer recommendation.

On a vote of 4 in favour and 2 against the Committee **RESOLVED**

That planning permission be **GRANTED** at 431 Roman Road, London E3 5LX for the conversion of kitchen, bathrooms, and storage space for restaurant on the first floor (Use Class A3) to two self-contained residential flats (Use Class C3) consisting of 2x 1person studios measuring 37sqm and 39sqm with associated internal and external changes to ground and first floors (PA/17/01527) subject to conditions.

5.2 North side of Limehouse Cut between Upper North Street, Watts Grove, London (PA/17/01359)

Jerry Bell (Applications Team Leader) introduced the application for the erection of a pontoon for 10 residential moorings with ancillary cycle and refuse/recycling storage facilities.

Jane Jin (Planning Services) presented the report explaining the site and the surrounds and the outcome of the Council's consultation and the issues raised. The Committee were advised that the proposal could be considered acceptable in land use terms as it would not adversely impact upon the navigability or the open character of the Limehouse Cut and its use for waterborne leisure activities. The proposals had been designed in manner that would protect the setting of the Conservation Area and it was not considered that it would have a noticeable impact on residential amenity subject to the submission and adherence to the conditions. This included a requirement to submit details of electric points and to restrict future occupants from burning solid fuels on board boats and the pontoon. In highway terms, the proposal would be acceptable. There would be a servicing agreement between the applicant and the adjacent landowner to facilitate servicing. Officers were recommending that the planning permission be granted.

In response to the presentation, the Committee sought reassurances about the plans to minimise clutter on the boats and keep the decks tidy. It was noted that such issues would be addressed through the site management plan. In relation fuel burning, it was confirmed that there would be measures in the management plan to prohibit this and that such conditions would be binding and enforceable.

Members also asked whether this scheme could set a precedent and pave the way for other, possible larger schemes coming forward. It was questioned whether there would be a limit on the size of such applications to minimise the impact on the water space. The Committee were advised that the plans had been amended to reduce the number of residential mooring to 10. Each application would need to be assessed on its merits in terms of its impact.

Whilst the policy allowed for the provision of the residential moorings, the policy also stated that such developments must be appropriate for the area.

In response to further questions, officers clarified the size of the proposal, the key features of the pontoon and the ancillary facilities.

On a vote of 6 in favour and 1 against the Committee **RESOLVED:**

1. That planning permission be **GRANTED** at North side of Limehouse Cut between Upper North Street, Watts Grove, London for the erection of a pontoon for 10 residential moorings with ancillary cycle and refuse/recycling storage facilities
2. That the Corporate Director of Place is delegated authority to recommend the conditions and informatives in relation to the matters in the Committee report

6. OTHER PLANNING MATTERS

None

The meeting ended at 8.00 p.m.

Chair, Councillor Marc Francis
Development Committee